

## Newbury Way, West Derby, L12



## For Sale - £270,000 Offers in the Region of

### Key Features

- 3 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: D
- Spacious Open-Plan Living and Dining Room with Parquet-Style Flooring and a Feature Fireplace
- Modern Fitted Kitchen with Integrated Appliances, a Breakfast Bar, Plus a Separate Utility Room
- Convenient and Stylish Downstairs Wc
- Three Well-Proportioned Bedrooms, Including a Principal Bedroom with Fitted Wardrobes
- Contemporary Family Bathroom Featuring a Bath with Overhead Shower and a Double Vanity Unit
- South-Facing, Mature Rear Garden with a Patio Area, Enjoying a Private, Not Overlooked Aspect
- Driveway Providing Off-Road Parking for One Vehicle
- Situated in a Highly Desirable Location in West Derby, L12

### Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 85 square metres / 911 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: Driveway
- No. of Parking Spaces: 1
- Outside Space: Back Garden
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Range Cooker (Electric), Hob (Ceramic), Dishwasher

### Description

Brought to the market by Atlas Estate Agents, this attractive three-bedroom semi-detached home occupies a sought-after position in the ever-popular suburb of West Derby, L12. Beautifully presented throughout and offering well-balanced accommodation across two floors, this delightful property is perfectly suited to growing families and those seeking a home ready to move straight into.

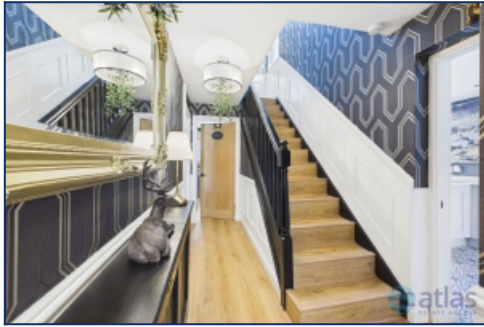
The welcoming entrance leads through to a spacious open-plan living and dining room, where elegant parquet-style flooring and a charming feature fireplace create a warm and inviting setting for both everyday living and entertaining. To the rear, a contemporary fitted kitchen is thoughtfully designed with a breakfast bar, providing the ideal space for casual dining, whilst a separate utility room, ensuring practicality is seamlessly combined with style. Completing the ground floor is a tasteful and convenient WC.

Upstairs, the property boasts three generously proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, offering excellent storage. The modern family bathroom is finished to a high standard and features a bath with an overhead shower alongside a stylish double vanity unit.

Externally, the south-facing rear garden provides a wonderful outdoor retreat, enjoying a mature, private aspect that is not overlooked. A patio area creates the perfect space for al fresco dining and summer entertaining, while the remainder of the garden offers a peaceful setting to relax and unwind. To the front, a driveway provides off-road parking for one vehicle.

Situated in one of West Derby's most desirable residential locations, this fantastic home enjoys easy access to an excellent selection of local amenities, well-regarded schools, green spaces and transport links, making it an exceptional opportunity for a wide range of buyers.

## Additional Images



Landing



Landing



Kitchen



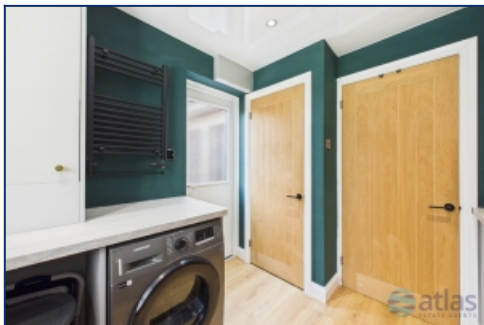
Kitchen



Kitchen



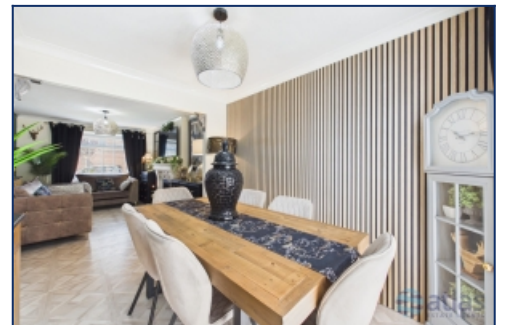
Utility



Utility



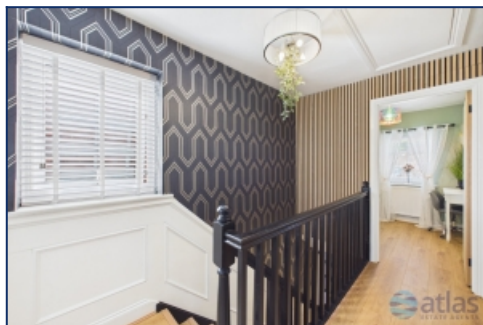
Reception Room



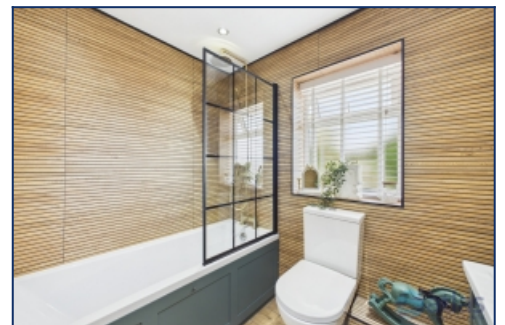
Dining Room



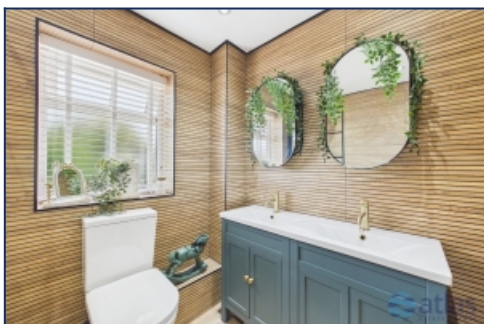
Downstairs W.c



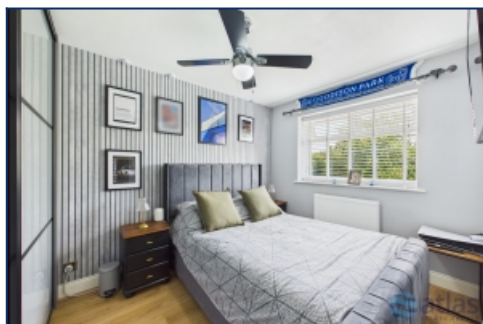
Landing



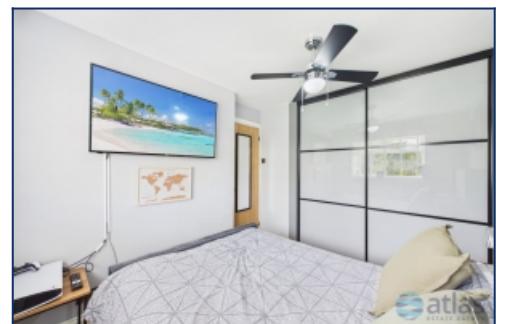
Bathroom



Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Garden



Garden



Garden



Garden



Aerial View Of Plot



Front Elevation

## Floor Plans



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